175.0	0005	0011.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	890,400	/	890,400
USE VALUE:	890,400	/	890,400
ASSESSED:	890,400	/	890,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
155		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GIANAKURA STAMATIA & CHRISTE
Owner 2:	
Owner 3:	
Street 1:	155 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WILLIAMS DENNIS -
Owner 2:	WILLIAMS MARION G -
Street 1:	155 WOLLASTON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .174 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Vinyl Exterior and 2836 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7583.000	435,800	1,400	453,200	890,400
Total Card	0.174	435,800	1,400	453,200	890,400
Total Parcel	0.174	435,800	1,400	453,200	890,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 313.96 /Parcel: 313.96

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 117518

GIS Ref

GIS Ref

Insp Date 10/01/19

!13673!

PREVIOUS ASSESSMENT

Parcel ID 175.0-0005-0011.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	435,800	1400	7,583.	453,200	890,400		Year end	12/23/2021
2021	101	FV	422,900	1400	7,583.	453,200	877,500		Year End Roll	12/10/2020
2020	101	FV	423,100	1400	7,583.	453,200	877,700	877,700	Year End Roll	12/18/2019
2019	101	FV	363,600	1500	7,583.	446,800	811,900	811,900	Year End Roll	1/3/2019
2018	101	FV	243,400	1500	7,583.	343,200	588,100	588,100	Year End Roll	12/20/2017
2017	101	FV	243,400	1500	7,583.	323,700	568,600	568,600	Year End Roll	1/3/2017
2016	101	FV	243,400	1500	7,583.	297,800	542,700	542,700	Year End	1/4/2016
2015	101	FV	237,400	1500	7,583.	278,400	517,300	517,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:31:12

LAST REV

Date	Time
10/02/19	08:52:35
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13673

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILLIAMS DENNIS	69109-404		4/6/2017	Change>Sale	600,000	No	No		
	11599-164		11/7/1968			No	No		N

USER DEFINED

Prior Id # 1:	117518
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/5/2017	1314	Add Att	25,000	C				
9/22/2017	1174	Siding	17,500	C				
7/31/2017	956	Addition	150,000	O				
7/19/1995	414		2,300					15X20 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2019	Meas/Inspect	DGM	D Mann
8/25/2018	MEAS&NOTICE	HS	Hanne S
4/26/2018	Measured	DGM	D Mann
4/26/2018	Permit Visit	DGM	D Mann
2/27/2018	SQ Returned	MM	Mary M
12/14/1999	Meas/Inspect	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7583		Sq. Ft.	Site		0	70.	0.85	6									453,243						453,200	

Total AC/HA:	0.17408	Total SF/SM:	7583	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	453,243	Spl Credit		Total:	453,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.06816006
Const Adj.:	0.97990203
Adj $ / SQ:	136.070
Other Features:	102995
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	535355
Depreciation:	99576
Depreciated Total:	435779

COMMENTS

vaulted ceiling in kitchen.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

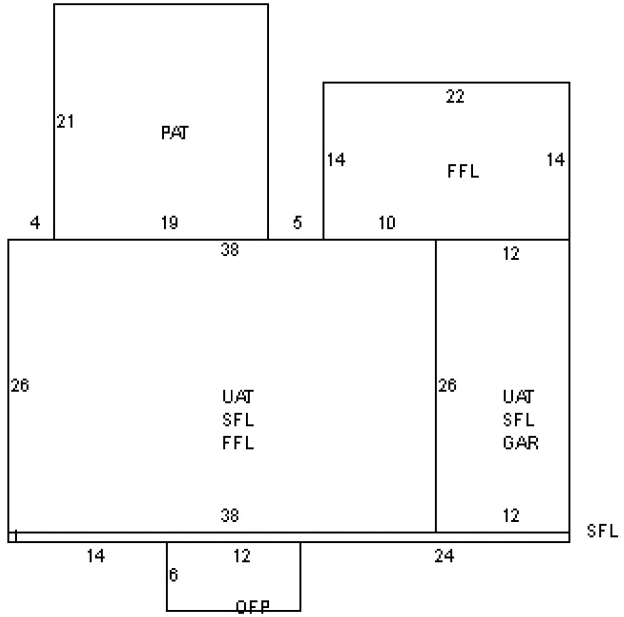
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	149.68
Special Features:	0	Val/Su Net:	120.42
Final Total:	435800	Val/Su SzAd	173.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,296	136.070	176,347
SFL	Second Floor	1,215	136.070	165,325
PAT	Patio	399	3.130	1,247
UAT	Upper Attic	325	95.250	30,956
GAR	Garage	312	22.550	7,036
OFP	Open Porch	72	38.620	2,781

	Net Sketched Area:	3,619		Total:	383,692
Size Ad	2510.9999	Gross Area	4729	FinArea	2836

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0005-0011.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	10X14	A	AV	1990	13.14	T	23.2	101			1,400			1,400

More:	N	Total Yard Items:	1,400	Total Special Featues:		Total:	1,400